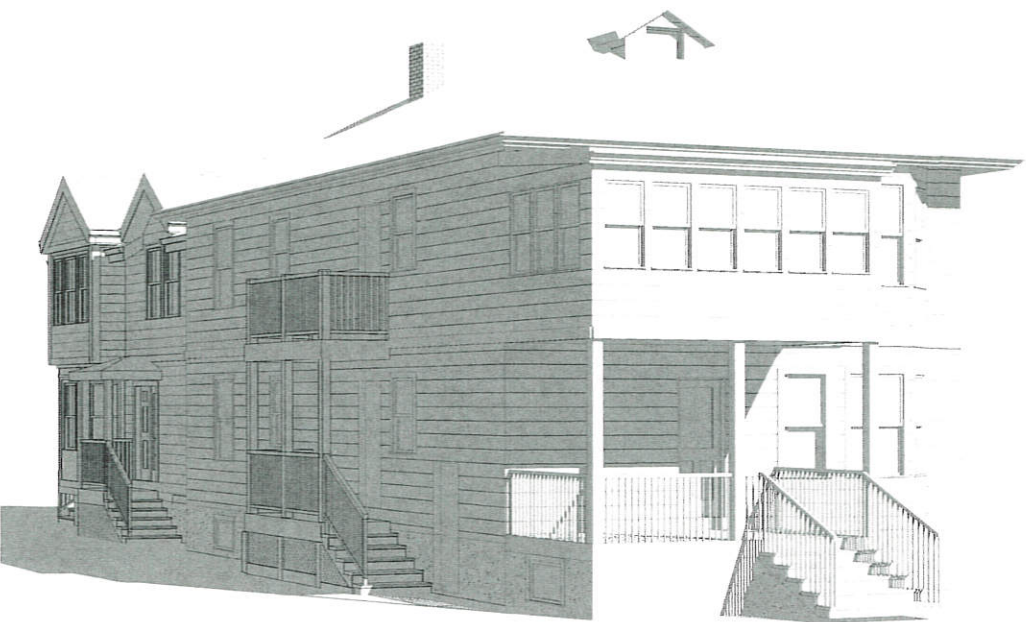


Sheet List					
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
1 - Cover Sheet					
A-000	Cover Sheet	10/18/2018			
2 - Civil					
C-100	Existing Plot Plan	05/11/2017			
3 - Architectural					
A-020	Architectural Site Plan	10/18/2018			
A-021	Area Plans	10/18/2018			
EX-100	Existing Conditions	10/18/2018			
A-100	Basement & First Floor Plan	10/18/2018			
A-101	Second Floor Plan & Roof Plan	10/18/2018			
A-300	Elevations	10/18/2018			
A-301	Elevations	10/18/2018			
AV-1	3d Views	10/18/2018			



PROJECT:
TAYLOR STREET RESIDENCES

PROJECT ADDRESS:
9 TAYLOR STREET
SOMERVILLE, MASSACHUSETTS 02145

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

CLIENT
WALTER TAURO
ADDRESS:
40 SHELLEY ROAD
ARLINGTON, MA 02476

CIVIL
RENEY, MORAN, & TIVNAN
ADDRESS:
75 HAMMOND STREET, FL 2
WORCESTER, MA 01610

LANDSCAPE
VERDANT LANDSCAPE
ARCHITECTURE
ADDRESS:
318 HAVARD ST, SUITE 25
BROOKLINE, MA 02446

SPECIAL PERMIT SET
10/18/2018

PROJECT NAME
9 Taylor Street Residences

PROJECT ADDRESS
9 Taylor Street
Somerville, MA

CLIENT
WALTER TAURO

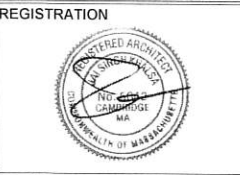
ARCHITECT

KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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Project number 17158
Date 10/18/2018
Drawn by MJ
Checked by JSK
Scale

REVISIONS		
No.	Description	Date

Cover Sheet

A-000
9 Taylor Street Residences

2019 OCT 22 A 11:57
CITY CLERK'S OFFICE
SOMERVILLE, MA



JOB # 05-363-17

RENEY, MORAN, & TIVNAN

REGISTERED LAND SURVEYORS

75 HAMMOND STREET - FLOOR 2
WORCESTER, MA 01610-1723

PHONE: 508-752-8885

FAX: 508-752-8895

RMT@HSTGROUP.NET

A Division of H. S. & T. Group, Inc.

REGISTRY MIDDLESEX SOUTH

MORTGAGE INSPECTION PLAN

NAME WALTER TAURO, JR. OR NOMINEE

LOCATION 9 TAYLOR STREET

SOMERVILLE, MA

SCALE 1" = 20' DATE 5/11/2017

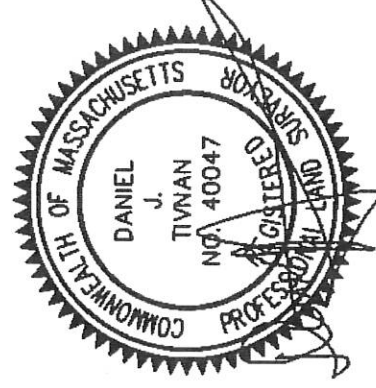
DEED BOOK/PAGE 20963/519

PLAN BOOK/PLAN 54/39

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE
SPECIAL FLOOD HAZARD AREA SEE HUD MAP:

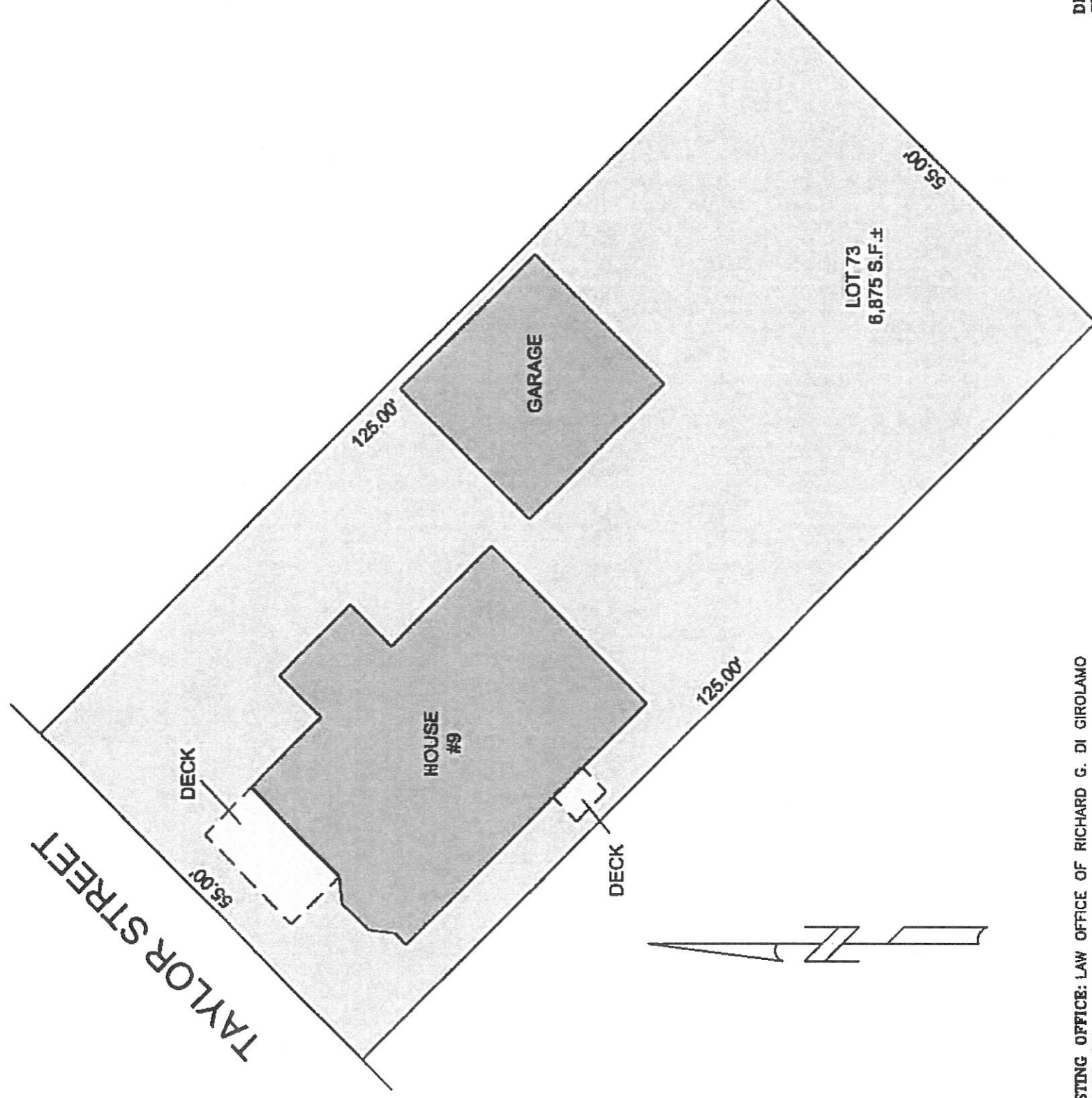
439E DTD 06-04-10

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND
IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE
ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS
PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



REQUESTING OFFICE: LAW OFFICE OF RICHARD G. DI GIROLAMO
REQUESTED BY:

DRAWN BY: DA
CHECKED BY:

ZONING DIMENSIONAL TABLE:				
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RB ZONE			
USE	RESIDENTIAL 1-3 Family Dwelling Units	RESIDENTIAL- 2 FAMILY	RESIDENTIAL- 3 FAMILY	COMPLIES
MIN LOT SIZE	7,500 SF	6,875 SF +/-	6,875 SF +/-	PRE-EXIST./ NO CHANGE
MIN LOT ARE PER DWELLING	1,500 SF / DU (1-9 UNITS)	2 DU= 3,437 SF/ DU	3 DU= 2,291 SF/ DU	COMPLIES
MAX GROUND COVERAGE	50% / 3,437 SF	27% / 1,874 SF	31% / 2,119 SF	COMPLIES
LANDSCAPE AREA, MIN % OF LOT	25% / 1,719 SF	55% / 3,848 SF	33% / 2,277 SF	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.0 / 6,875 SF	0.39/ 2,678 SF	0.60 / 4,131 SF	COMPLIES
MAX BUILDING HEIGHT	40' - 0" / 3 ST	26' - 4" / 2 1/2 ST	26' - 4" / 2 1/2 ST	COMPLIES
MIN. YARD SETBACKS				
FRONT	10'-0" (FOOTNOTE 5)	6'-0 1/2" +/-	6'-0 1/2" +/-	PRE-EXIST./ NO CHANGE
LEFT SIDE	8'-0" SUM 17'-0" (FOOTNOTE 7, 10)	15'-9" +/-	18'-6 1/2" +/-	COMPLIES
RIGHT SIDE	8'-0" SUM 17'-0" (FOOTNOTE 7, 10)	2'-0 1/2" +/-	2'-0 1/2" +/-	PRE-EXIST./ NO CHANGE
REAR	20'-0" (FOOTNOTE 13)	70'-8 1/2" +/-	34'-9 1/2" +/-	COMPLIES
MIN FRONTAGE	50' - 0"	55' - 0"	55' - 0"	COMPLIES
PERVIOUS AREA, MIN % OF LOT	35% / 2,407 SF	55% / 3,848 SF	43% / 2,977 SF	COMPLIES
PARKING REQUIREMENTS	EXISTING- 4 SPACES TOTAL (UNIT 1, 5 BED= 2 SP, UNIT 2, 3 BED= 2 SP) PROPOSED- 5.5 SPACES TOTAL (UNIT 1, 5 BED= 2 SP, UNIT 2, 3 BED= 2 SP, UNIT 3, 2 BED= 1.5 SP)	2 SPACES	3 SPACES	DOES NOT COMPLY
BICYCLE PARKING	0 SPACES	0 SPACES	0 SPACES	

Section 8.6. - Footnotes to Section 8.5.

5. Front yard: If the average front yard depth of two (2) or more existing buildings on each side of a lot within one hundred (100) feet and within the district and same block, uninterrupted by an intersection, is less than the required front yard, the average of such existing front yard depths may be the required front yard depth for buildings of three (3) stories or less, but in no case may the front yard depth be less than ten (10) feet.
- Not Applicable

7. Side Yards in RA, RB, RC, and OS Districts:

No.OF STORIES OF BUILDING:	LEAST WIDTH OF SIDE YARD:	SUM WIDTH OF BOTH YARDS:
2 OR 2 1/2	8 FEET	17 FEET

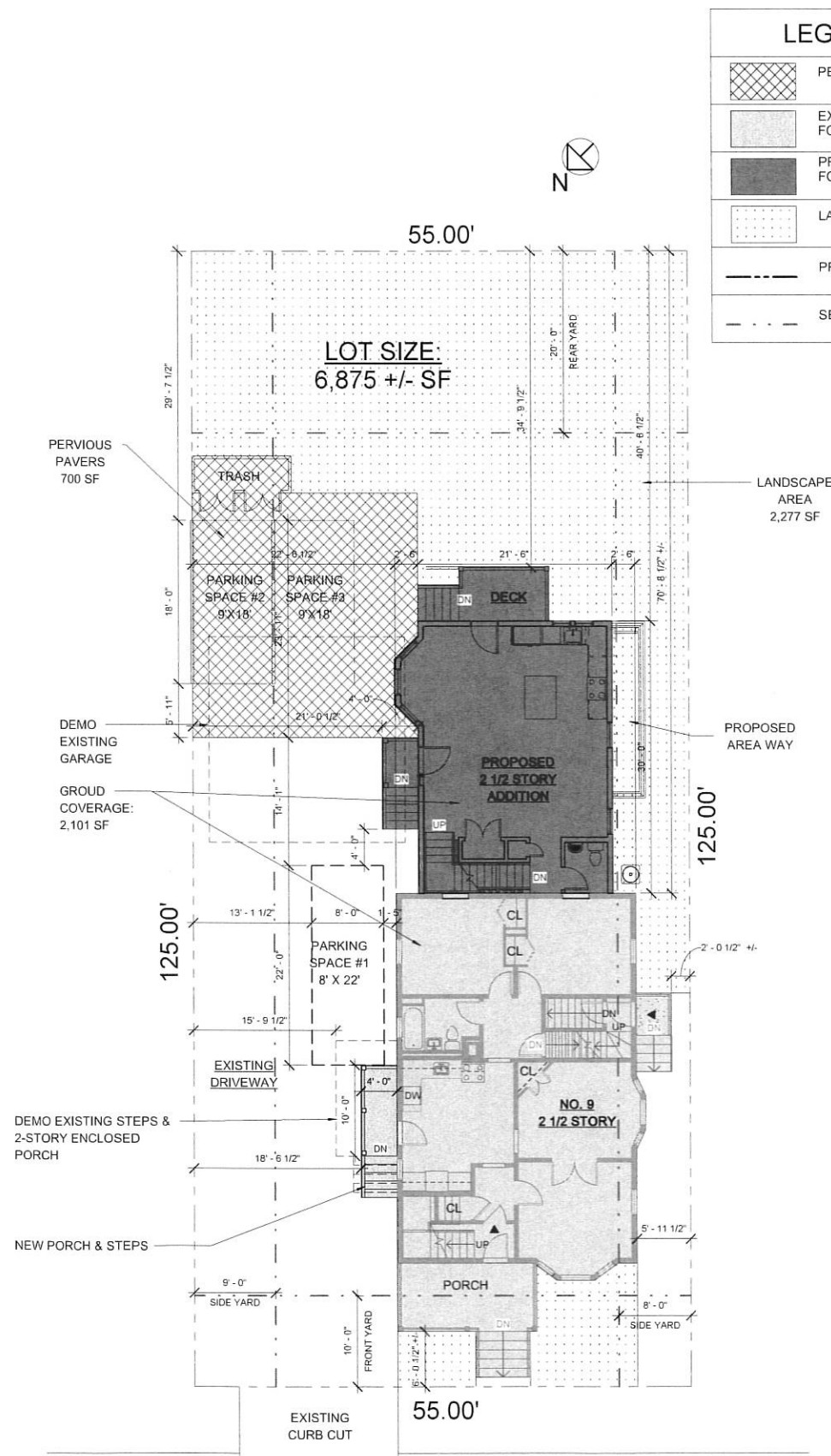
10. Reduction of side yards for narrow lots: For each foot by which a lot is less than fifty (50) feet wide on the effective date of this Ordinance, one (1) inch may be deducted from the required width of each side yard and two (2) inches from the required width of both side yards, provided that no side yard shall be less than five (5) feet. No building projections, as enumerated in footnote 6 above, shall be allowed in the minimum five (5) foot side yard.
50'- 45"= 5' , 5' X 1"= 5"
8'-0" - 5"= 7'-7"
SUM 17'-0" - 10" = 16'-2"

13. Reduction of rear yards for shallow lots: For each foot by which a lot is less than one hundred (100) feet deep on the effective date of this Ordinance, three (3) inches may be deducted from the required depth of the rear yard, provided that no rear yard shall be less than ten (10) feet.
- Not Applicable

Section 4.4. - Nonconforming Structures.

4.4.1. Alteration, Reconstruction, Extension, or Structural Change to a Nonconforming Structure.

Lawfully existing nonconforming structures other than one- and two-family dwellings may be enlarged, extended, renovated or altered only by special permit authorized by the SPGA in accordance with the procedures of Article 5. The SPGA must find that such extension, enlargement, renovation or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming building. In making the finding that the enlargement, extension, renovation or alteration will not be substantially more detrimental, the SPGA may consider, without limitation, impacts upon the following: traffic volumes, traffic congestion, adequacy of municipal water supply and sewer capacity, noise, odor, scale, on-street parking, shading, visual effects and neighborhood character.



TAYLOR STREET

1 Site Plan
1/8" = 1'-0"

LEGEND	
	PERVIOUS AREA
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	LANDSCAPE AREA
	PROPERTY LINE
	SETBACK LINE

PROJECT NAME

9 Taylor Street Residences

PROJECT ADDRESS

9 Taylor Street
Somerville, MA

CLIENT

WALTER TAURO

ARCHITECT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION



Project number 17158
Date 10/18/2018
Drawn by TC
Checked by JSK
Scale As indicated

REVISIONS

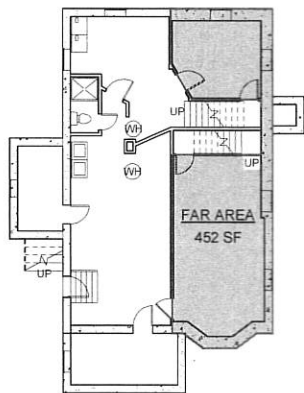
No.	Description	Date

Architectural Site Plan

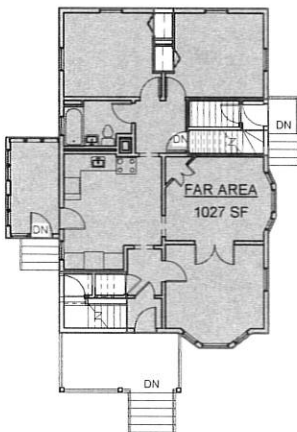
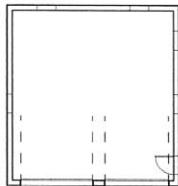
A-020

9 Taylor Street Residences

EXISTING FAR AREA PLANS



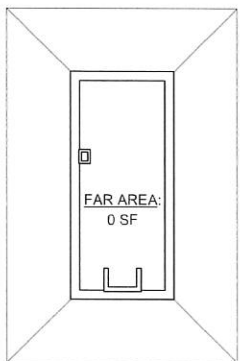
1 Existing Basement
3/32" = 1'-0"



2 1st Floor Level
3/32" = 1'-0"



3 2nd Floor Level
3/32" = 1'-0"



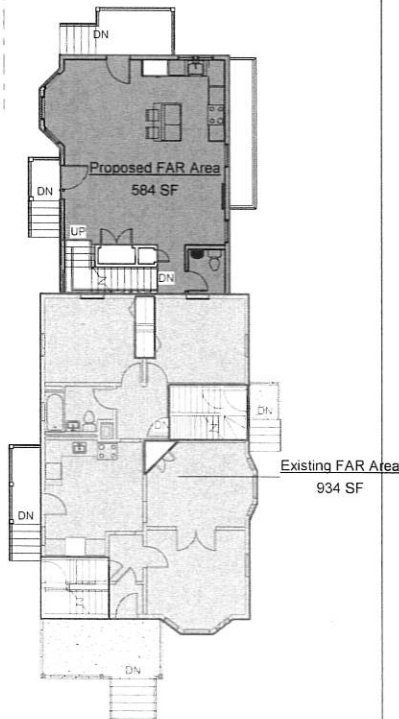
4 Attic
3/32" = 1'-0"

Area Schedule (FAR Area- Existing)	
Level	Area
Existing Basement	452 SF
1st Floor Level	1027 SF
2nd Floor Level	1198 SF
Grand total	2678 SF

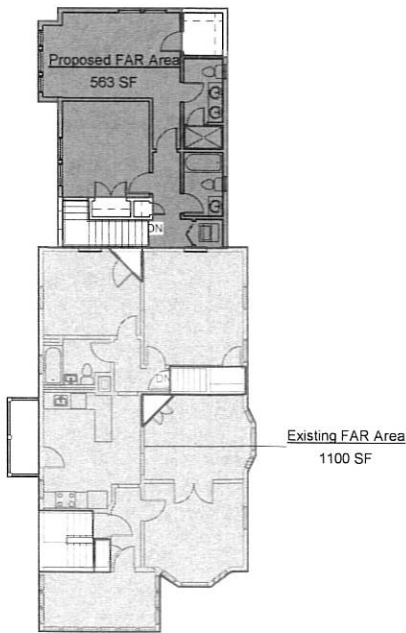
PROPOSED FAR AREA PLANS



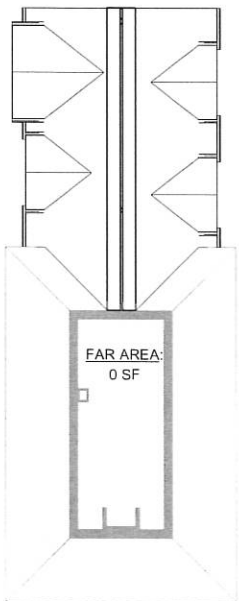
7 Basement
3/32" = 1'-0"



5 1st Floor Level
3/32" = 1'-0"



6 2nd Floor Level
3/32" = 1'-0"



8 Attic
3/32" = 1'-0"

Area Schedule (FAR Area- Proposed)		
Level	Name	Area
Basement	Existing FAR Area	142 SF
Basement	Existing FAR Area	297 SF
Basement	Proposed FAR Area	512 SF
Basement		951 SF
1st Floor Level	Existing FAR Area	934 SF
1st Floor Level	Proposed FAR Area	584 SF
1st Floor Level		1517 SF
2nd Floor Level	Existing FAR Area	1100 SF
2nd Floor Level	Proposed FAR Area	563 SF
2nd Floor Level		1663 SF
Grand total		4131 SF

PROJECT NAME
9 Taylor Street Residences

PROJECT ADDRESS
9 Taylor Street
Somerville, MA

CLIENT
WALTER TAURO

ARCHITECT
DESIGN KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8082 FAX: 617-591-2086

CONSULTANTS:

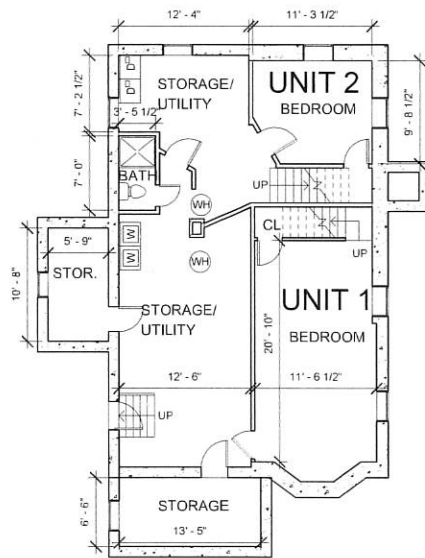
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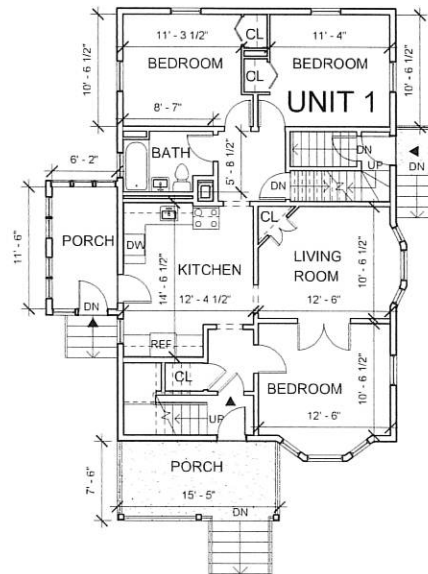
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Project number 17158
Date 10/18/2018
Drawn by TC
Checked by JSK
Scale 3/32" = 1'-0"

REVISIONS		
No.	Description	Date

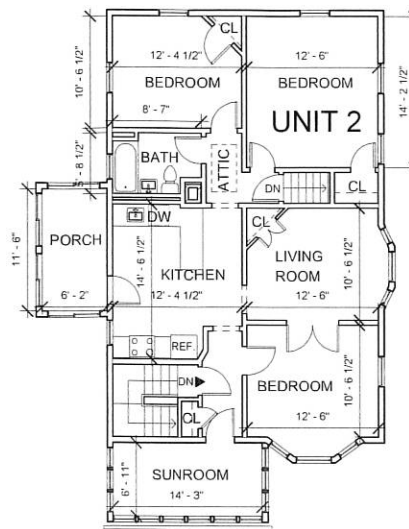
Area Plans
A-021
9 Taylor Street Residences



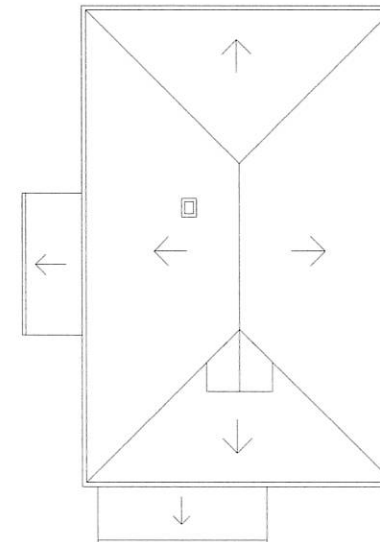
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2 Existing 1st Floor Level
1/8" = 1'-0"



3 Existing 2nd Floor Level
1/8" = 1'-0"



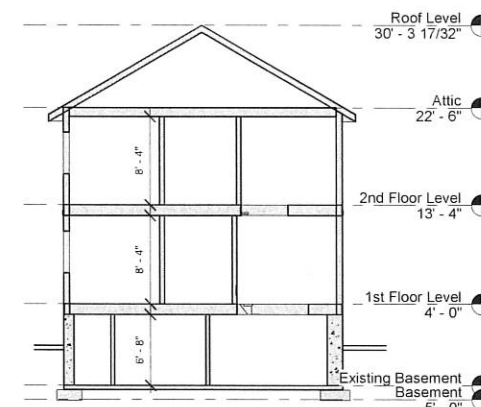
4 Existing Roof Level
1/8" = 1'-0"



5 Existing Northwest Elevation
1/8" = 1'-0"



6 Existing Southwest Elevation
1/8" = 1'-0"



9 Section 1
1/8" = 1'-0"



7 Existing Southeast Elevation
1/8" = 1'-0"



8 Existing Northeast Elevation
1/8" = 1'-0"



10 Existing View

PROJECT NAME
9 Taylor Street Residences

PROJECT ADDRESS
9 Taylor Street
Somerville, MA

CLIENT
WALTER TAURO

ARCHITECT
DESIGN
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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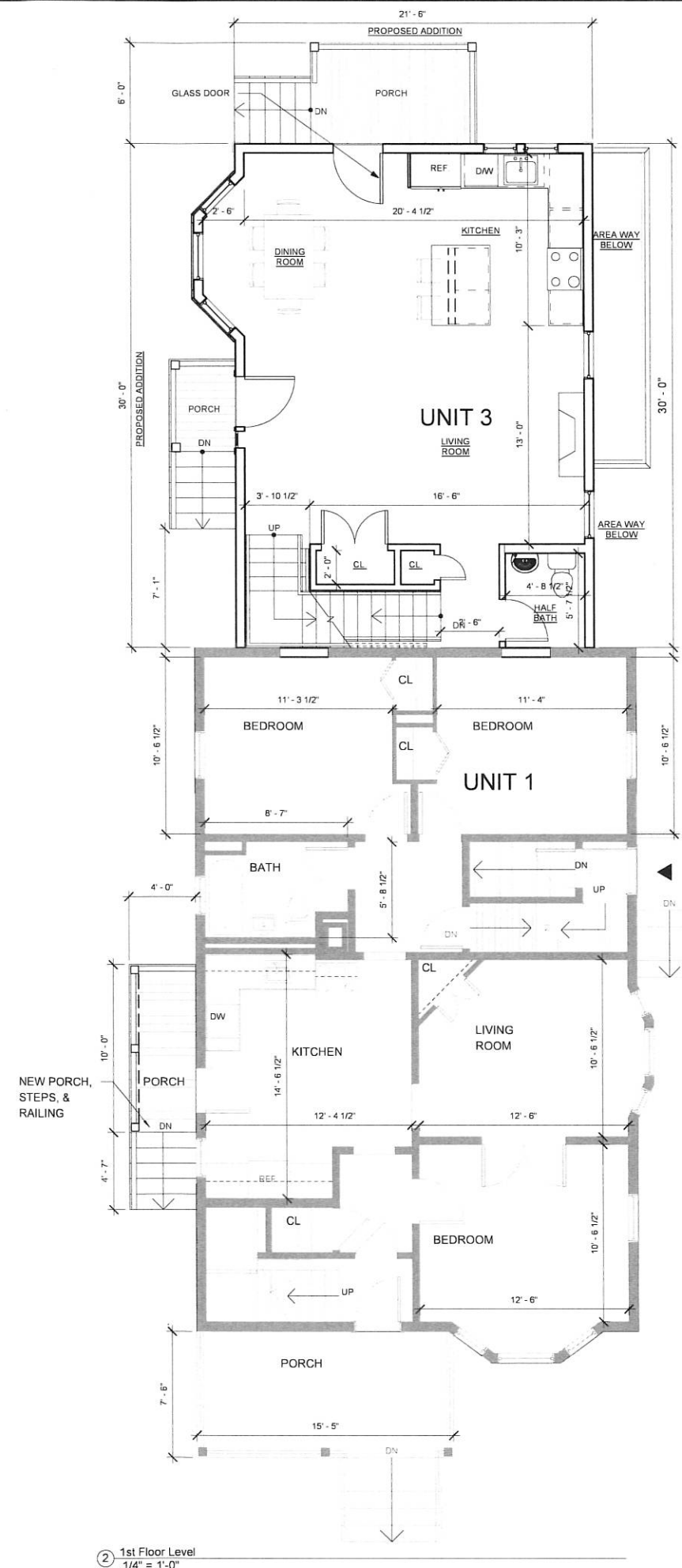
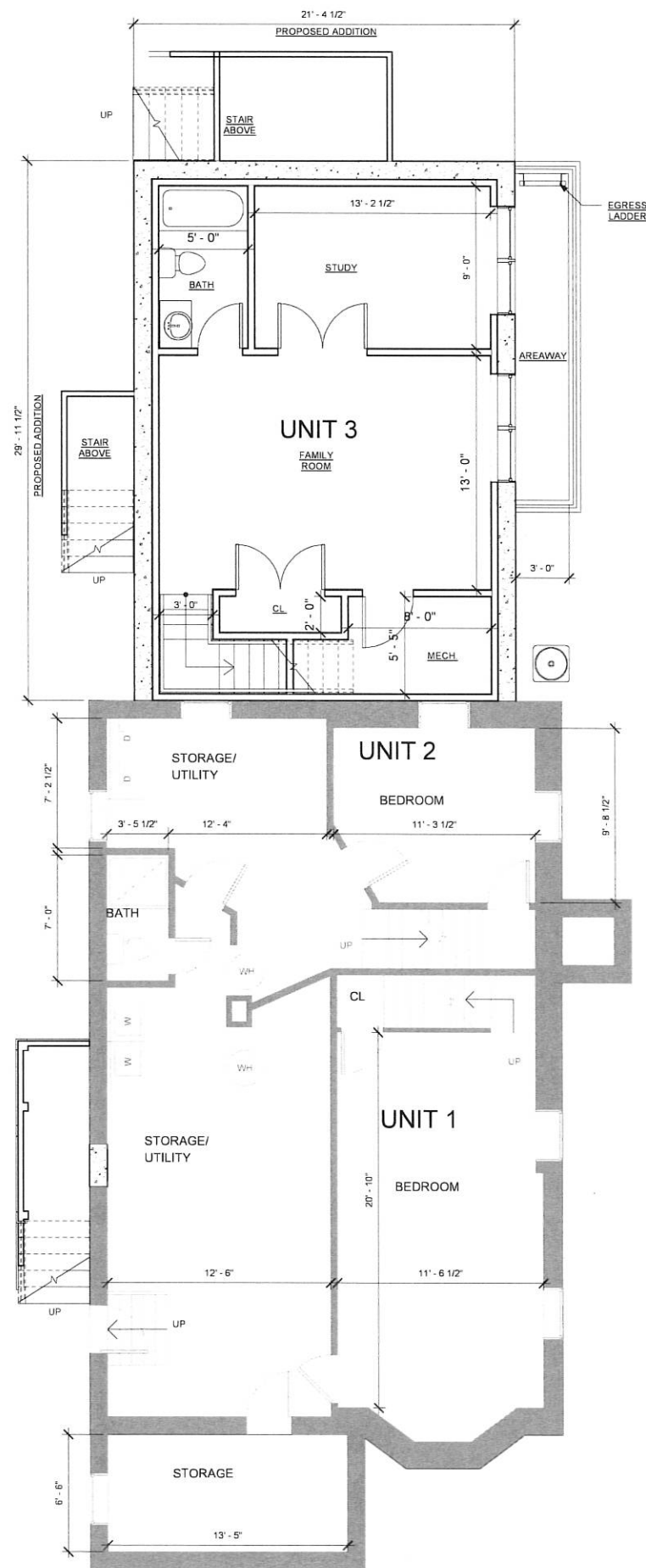
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No.	Description	Date

Existing
Conditions

EX-100

9 Taylor Street Residences



PROJECT NAME

9 Taylor Street Residences

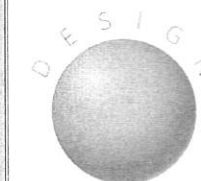
PROJECT ADDRESS

9 Taylor Street
Somerville, MA

CLIENT

WALTER TAURO

ARCHITECT



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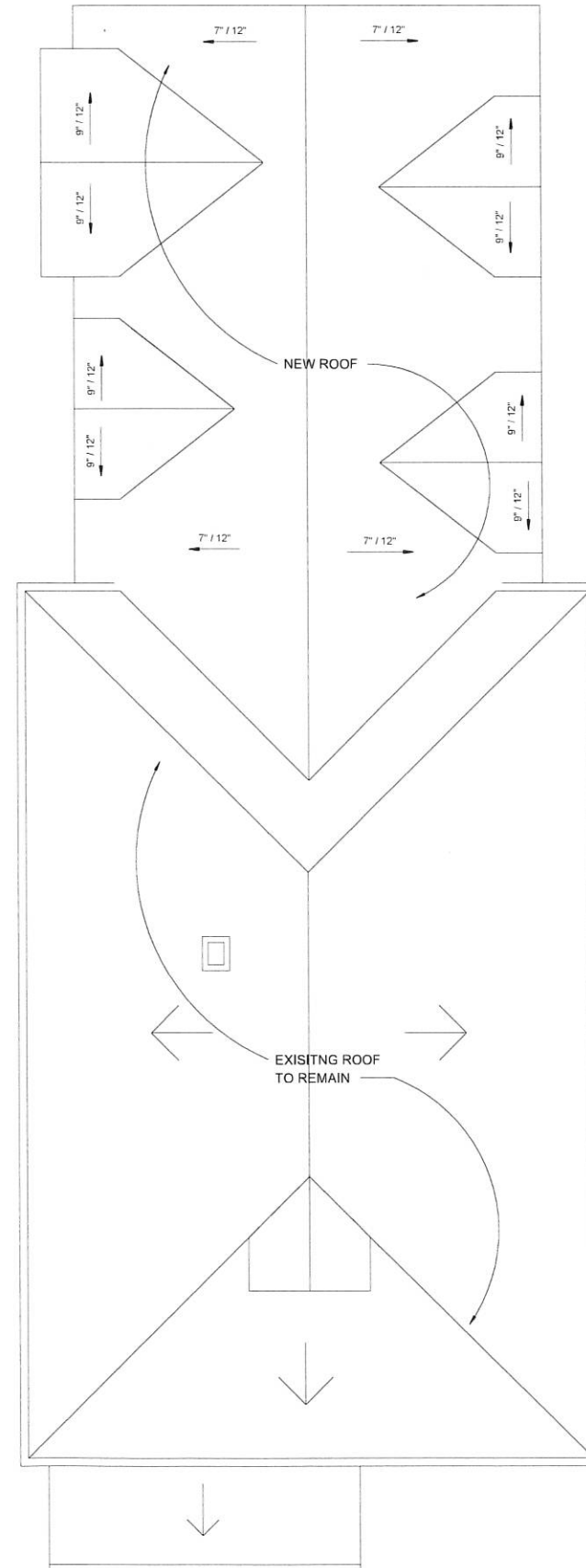
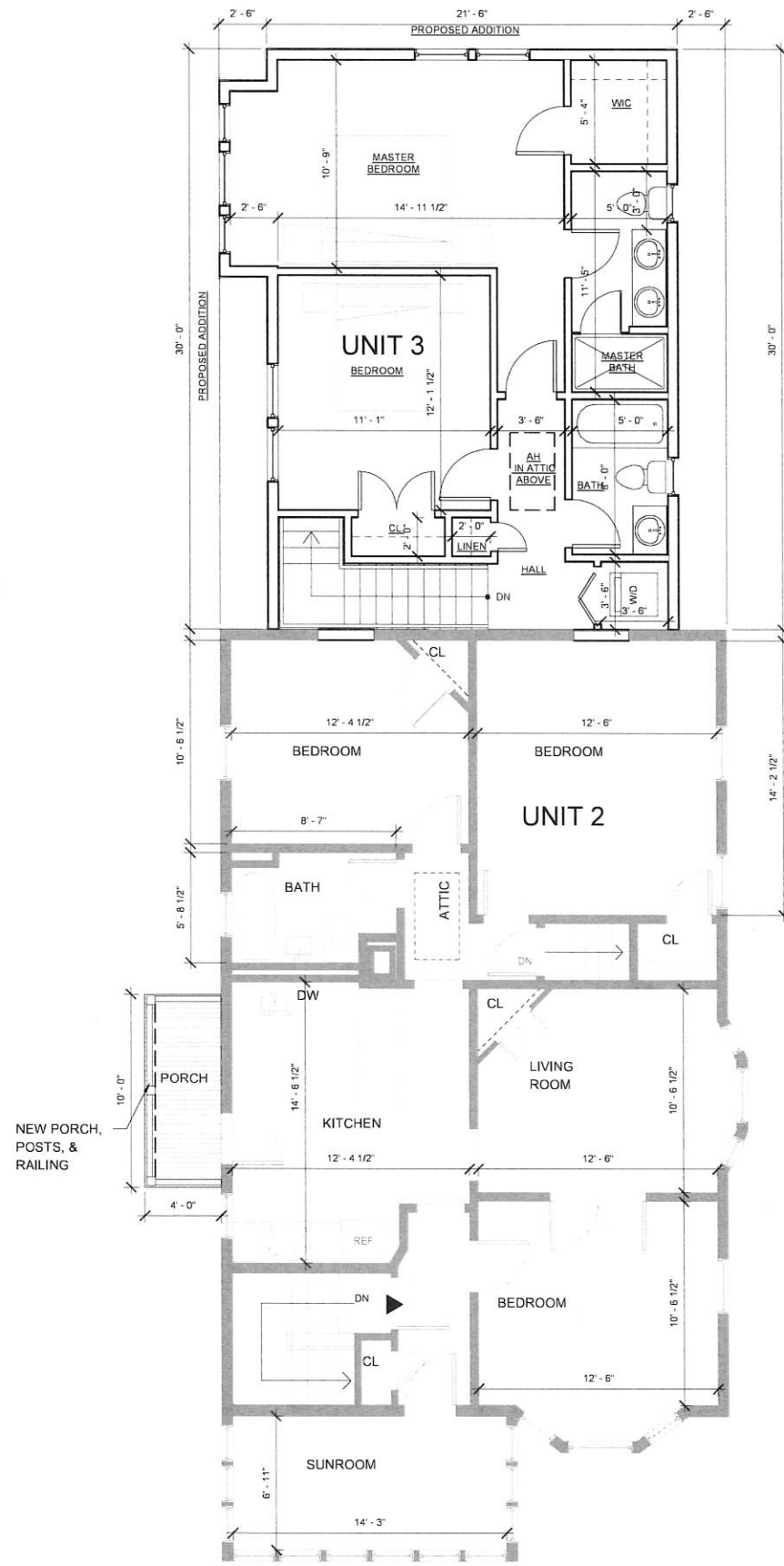
REVISIONS

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Basement & First Floor Plan

A-100

9 Taylor Street Residences



PROJECT NAME
9 Taylor Street Residences

PROJECT ADDRESS
9 Taylor Street
Somerville, MA

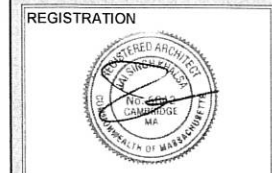
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REVISIONS

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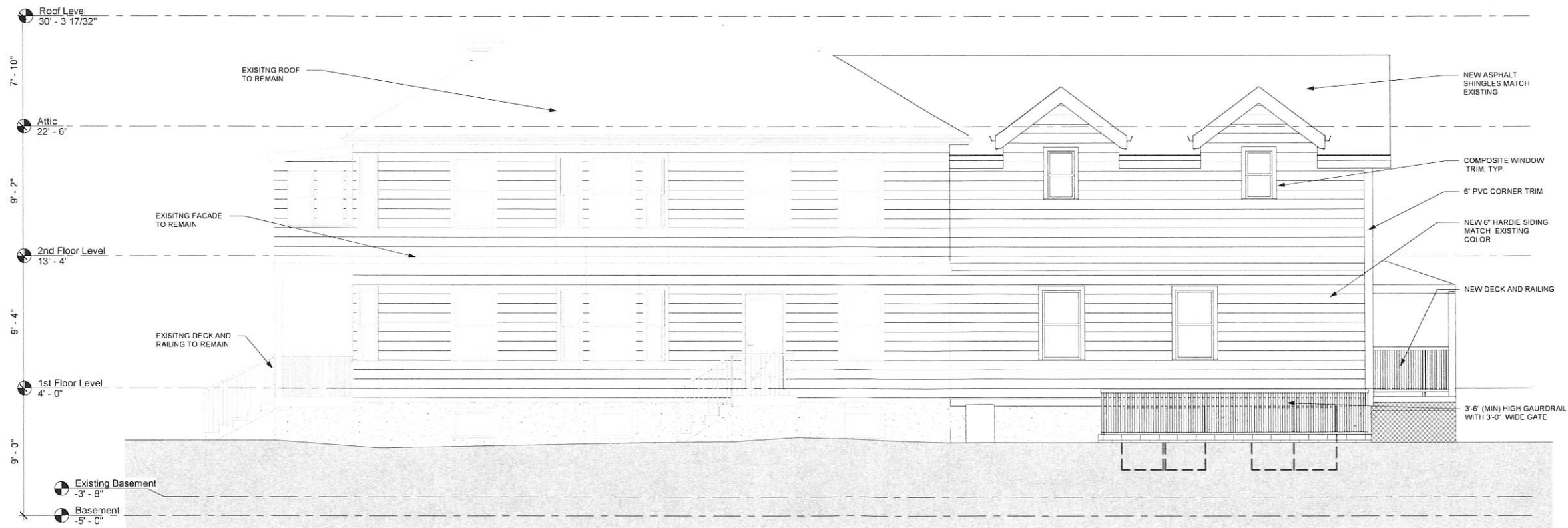
Second Floor Plan
& Roof Plan

A-101

9 Taylor Street Residences



① Northeast Elevation
1/4" = 1'-0"



② Southwest Elevation
1/4" = 1'-0"

PROJECT NAME
9 Taylor Street Residences

PROJECT ADDRESS
9 Taylor Street
Somerville, MA

CLIENT
WALTER TAURO

ARCHITECT

DESIGN

KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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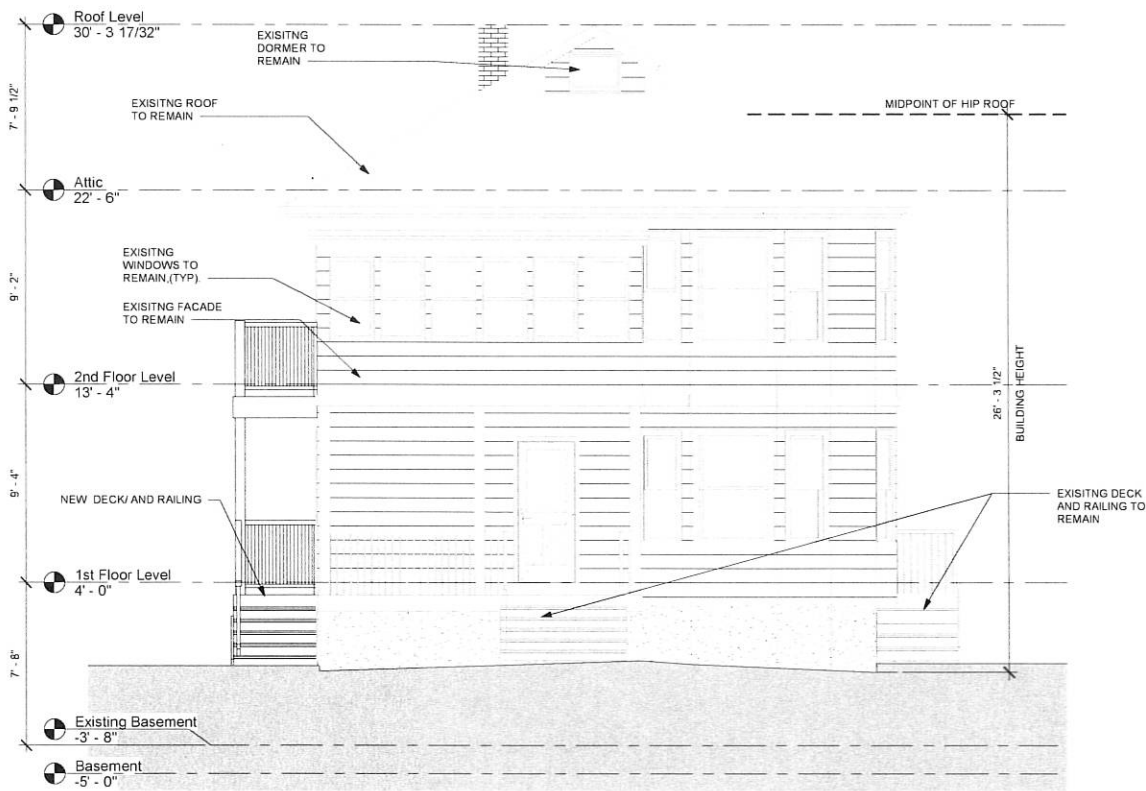
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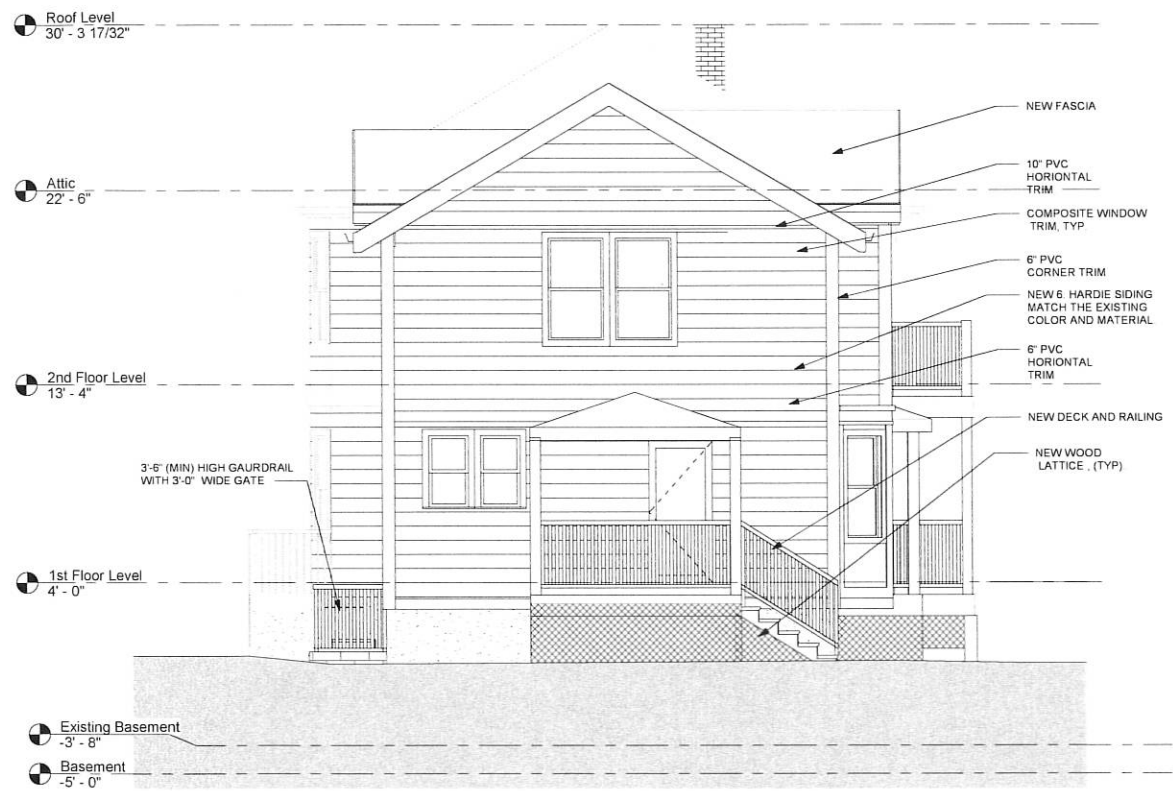
Elevations

A-300

9 Taylor Street Residences



1 Northwest Elevation
1/4" = 1'-0"



2 Southeast Elevation
1/4" = 1'-0"

PROJECT NAME
**9 Taylor Street
Residences**

PROJECT ADDRESS
9 Taylor Street
Somerville, MA

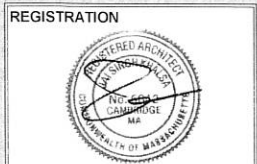
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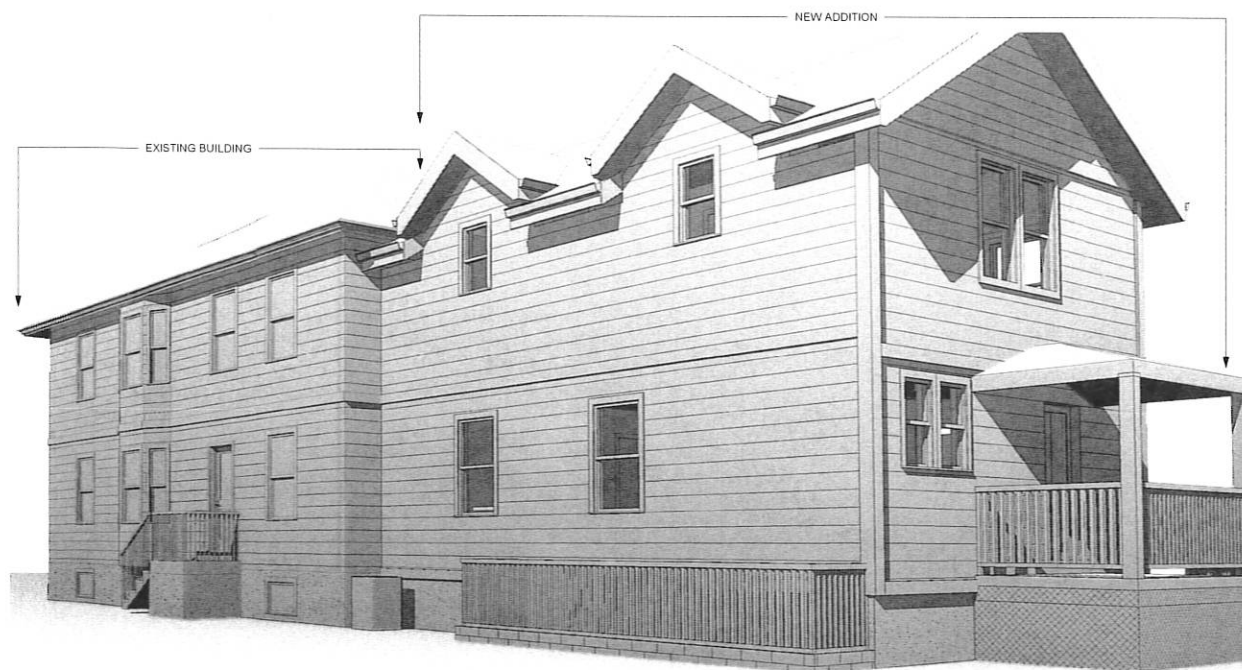
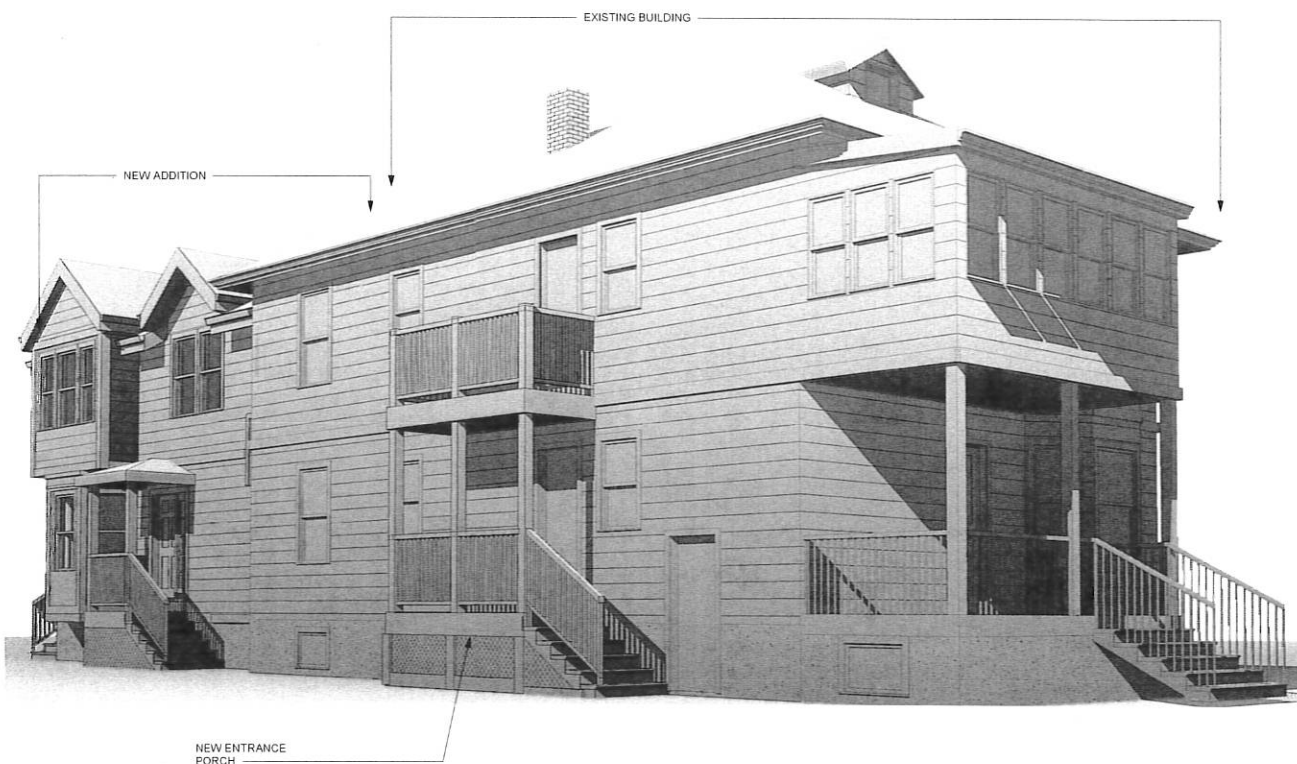
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REVISIONS		
No.	Description	Date

Elevations

A-301


9 Taylor Street Residences



PROJECT NAME
**9 Taylor Street
Residences**

PROJECT ADDRESS
9 Taylor Street
Somerville, MA

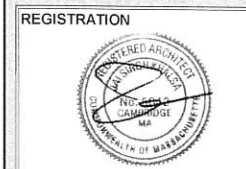
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Project number 17158
Date 10/18/2018
Drawn by Author
Checked by Checker
Scale

REVISIONS		
No.	Description	Date

3d Views

AV-1
9 Taylor Street Residences